

East Bellevue Community Council
Summary Minutes of Special Meeting

January 13, 2004
6:30 PM

Lake Hills Community Clubhouse
Bellevue, Washington

PRESENT: Chair Bell, Councilmembers Eder, Keeffe, and Seal

ABSENT: Councilmember Wiechmann

STAFF: Toni Pratt, Associate Planner

1. CALL TO ORDER

The meeting of the East Bellevue Community Council was called to order at 6:30 PM with Chair Bell presiding. Chair Bell led the flag salute.

2. ROLL CALL

Roll was called by the Deputy City Clerk. All Councilmembers were present with the exception of Councilmember Wiechmann.

3. COMMUNICATIONS – WRITTEN AND ORAL

Scott Robertson, 4463 141st Place SE, stated his concerns regarding a proposed zoning change to the Sunset Village Shopping Center.

Chair Bell reminded Council that the Sunset Village Shopping Center is outside the Community Council's jurisdictional authority.

4. APPROVAL OF AGENDA

Mr. Keeffe moved the approval of the January 13, 2004 special meeting agenda. Mr. Seal seconded the motion.

Chair Bell called for any modifications or additions.

Mr. Keeffe requested the following additions:

- 10(a) Redo of the Main Street median between 140th Avenue and 148th Avenue;
- 11(a) New garbage and recycle rules.

Mr. Eder requested the following addition:

- 10(b) Miscellaneous Council and Community Business.

Motion to approve the agenda as amended carried with a vote of 4-0.

5. COURTESY PUBLIC HEARINGS:

- (a) Lake Hills Elementary School Administrative Conditional Use Application

Tony Pratt, Department of Planning and Community Development, briefly reviewed the application. The Bellevue School District has applied for an Administrative Conditional Use for

Lake Hills Elementary School to demolish its existing 41,000 square foot structure and replace it with a two story 67,800 square foot facility. The current facility is one story and contains exterior breezeways which interconnect to five individual buildings. The five portables located on site will be removed with this application.

Lake Hills Elementary school is located on 10 acres. The parking lot is striped for 53 stalls along with an additional 13 off-street parking stalls. Parent and bus pick up and drop off activities currently take place in the same vicinity off of 143rd Avenue SE. There are two sports fields on this site. Both are used by the City's Parks Department. The north field is not currently being used by the school due to monitoring issues for staff. Student enrollment would remain at 415.

Kevin Flanagan, Northwest Architectural Company, reviewed the design of the proposed new structure. The new structure will eliminate the exterior breezeways and create traditional internal hallways. This increases campus security for students and allows staff to monitor entry/exiting from the facility. The facility is proposed to be two stories to absorb the space the existing portables occupy. The gym and library will be expanded. The addition of internal hallways allows interior movement between classes. Parking will increase to 82 on-site stalls with 16 parallel stalls along 143rd Avenue SE. The current 25 classrooms are undersized. This proposal increases the number of classrooms to accommodate any future growth within the current boundaries, as well as the size of each individual classroom to District standards of approximately 1,000 square feet. He noted that the demographic draw would not be enlarged.

Chair Bell noted the community's concern regarding provision of sidewalks in this area. In response to his inquiry, Ms. Judy Buckmaster, Lake Hills Elementary Principal, stated that, with only six buses delivering children, the majority of the student population are walkers or delivered by car.

Mr. Flanagan reviewed the proposed student circulation plan.

Chair Bell noted the need for emphasis on neighborhood sidewalks and pedestrian access. He stated a look should be made at the area as a whole, the infrastructure that supports the school, and make it work together.

In response to Mr. Eder, Mr. Flanagan stated there would be elevator access to the second floor. Safety features include interior hallways and an auto lock system with a single entry point.

In response to Mr. Seal, Mr. Flanagan stated that there were no covered walkways from the drop off area to the entry point.

Responding to Mr. Keeffe, Ms. Buckmaster stated, during construction, the Lake Hills Elementary students will be relocated to the Bellewood site. Continuing to respond to Mr. Keeffe, Mr. Flanagan explained the heating system plan.

In response to Mr. Eder, John Amanat, Bellevue School District's Capital Construction Manager, stated the site is within Seismic Zone 4 and that the project is designed to those criteria. He explained that Seismic Zone 1 or O means that there is relatively low chance of an earthquake. The higher the zone, the higher the risk of occurrence. The subject project site is on glacial till.

Responding to Chair Bell, Ms. Buckmaster stated that Lake Hills Elementary enrollment is currently at 425 students. Enrollment has not varied greatly over the past six years.

Chair Bell opened the courtesy public hearing.

Seeing no one wishing to address the Council, Mr. Keeffe moved to close the courtesy public hearing. Mr. Seal seconded the motion which carried 4-0.

In response to Chair Bell, Mr. Flanagan stated the planned courtyard will be a focal point and a distinguishing feature for this new school. Ms. Buckmaster stated that, at some point, the students will also be engaged in developing art for the building.

Chair Bell called a four minute recess. He convened at 7:56 pm.

6. **RESOLUTIONS:**

7. **REPORTS OF CITY COUNCIL, BOARDS AND COMMISSIONS:** None.

8. **DEPARTMENT REPORTS** None.

9. **COMMITTEE REPORTS:** None.

10. **UNFINISHED BUSINESS**

- (a) Redo of the Main Street median between 140th Avenue and 148th Avenue

Mr. Keeffe stated that he is pleased to report that the Main Street median between 140th and 148th Avenue is being replanted.

11. **NEW BUSINESS**

- (a) New Garbage and Recycling Rules

Mr. Keeffe noted the upcoming dramatic change in solid waste and recyclable collection effective June 2004. He stated that competition is a wonderful thing.

- (b) Miscellaneous Council and Community Business

Mr. Eder presented a list of topics to Council:

Need for clarification of minimum lot size

Mr. Eder suggested that clarification is needed in regard to item #17 regarding minimum lot size on the Evaluation Table of suggested Comprehensive Plan Amendments found in City Council's January 5th packet. He stated the subject inadequately addresses Mr. Keeffe's concerns.

Mr. Keeffe stated the City's step procedure for handling tag-ends has gone full circle with one final step to go. He provided a brief history of the use of minimum lot sizing to accommodate tag-ends and it morph to a footnote in the Code to its inclusion in the matrix. The final step will be to eliminate the dwelling units per acre and to allow minimum lot area as the zoning category.

There was lengthy Council discussion. No action taken.

Mr. Eder continued his review of the Evaluation Table. He noted that item #34 states that planning for specific transit service is not done through the Comprehensive Plan but instead by Metro-King County. He stated that this distorts policy as now stated in the Comprehensive Plan. Neighborhood shuttle buses could be operated by an agency other than Metro. Mr. Eder reminded Council that as part of his campaign for City Council he wanted to reduce traffic in the East Bellevue area using shuttle buses.

Chair Bell stated that, although it may be a desirable policy and goal and included in general terms, the Comprehensive Plan does not specify transit service.

Is it appropriate for the Community Council to make input to Regional Transit Board

In response to Mr. Eder, Chair Bell stated that the Community Council's enabling statute states Council can advise the City Council on local matters directly or indirectly affecting the service area. He noted that the City is represented on the Regional Transit Board.

Community Council Lawsuit on the exemption of shopping centers from Traffic Standards Code

Chair Bell stated this topic will be the focus of the January 14, 2004 Execution Session.

Lake Hills Shopping Center

Chair Bell stated, at present, there is no application.

Parking of trailer at the Samena Club

Mr. Seal stated that the construction trailer is temporary and subject to the administrative conditional use process.

Prisms mentioned in the Permit Bulletin

Mr. Eder inquired as to the meaning of prism in the context of the Binder Dock Extension application.

Mr. Seal stated the prism requirement is probably to reduce shading under the dock.

12. CONTINUED COMMUNICATION:

Chair Bell reported that the January 8, 2004 Blue Bulletin noticed the removal and replacement of the sidewalk on the west side of 156th Avenue NE from Lake Hills Boulevard to Main Street. There will also be spot sidewalk and driveway improvements from Main Street to NE 6th Street.

In response to Mr. Seal, Chair Bell stated the decision to upgrade the sidewalk on the west side versus the east side was because the west side could be completed under replacement.

Mr. Keeffe reported that staff had informed him that work on SE 16th from 145th Place to 148th would commence in 2004.

Chair Bell noted that on January 14th at 2:00 pm the East Bellevue Community Council will hold a Special Meeting for the purpose of conducting an Executive Session via a telephone conference. Instructions for participation are included in tonight's Desk Packet.

Chair Bell next reminded Council of the Special Joint Training Session with the Houghton Community Council that is scheduled for January 15, 2004 at Kirkland City Hall. This meeting has been noticed.

13. EXECUTIVE SESSION None.

14. APPROVAL OF MINUTES

(a) December 2, 2003 East Bellevue Community Council Summary Minutes

Mr. Keeffe moved approval of the December 2, 2003 East Bellevue Community Council Summary Minutes. Mr. Seal seconded the motion which carried with a vote of 4-0.

15. ADJOURNMENT

Mr. Keeffe moved adjournment. Mr. Seal seconded the motion, which carried 4-0. The meeting of January 13, 2004 adjourned at 9:21 PM.

Submitted by:

Michelle Murphy, CMC
Deputy City Clerk